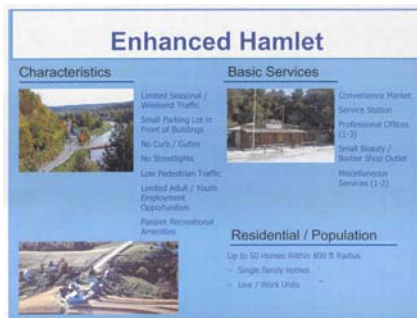


Campo/Lake Morena – Cameron Corners

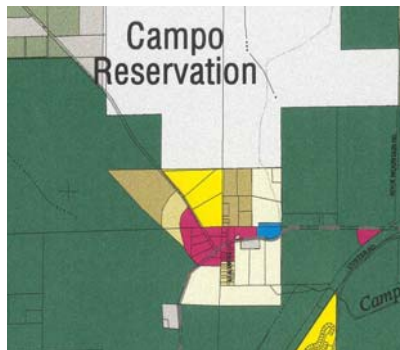
Key Issues

- Future planning to accommodate rural growth
- Cameron Corners determined best location for future commercial center
- Prefer basic services and amenities for local residents and traveling public
- Prefer limited amount of rural village residential
- Natural boundary provided by surrounding wetlands

Planning Process



Scale and associated components



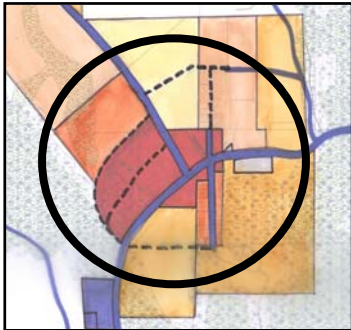
As part of the General Plan update, the Campo/Lake Morena Community Planning Group identified a need for a detailed town center planning process and voted to create the Cameron Corners Village Subcommittee in August of 2003. Reasons for this differed within the community, but the overall sentiment was to remain rural while responding to future growth. Cameron Corners exists today as a very small commercial area with few basic services and residential uses. This planning effort will help to develop a new commercial center for the future, consistent with the scale and character of the rural backcountry, and would provide the opportunity for a variety of retail commercial uses and residential types to accommodate future growth.

During the past year the Cameron Corners Village Subcommittee facilitated six workshops in conjunction with County staff. Between 25 to 50 community members and stakeholders attended and participated in each of these workshops. The topics included:

- "Visioning" - determining the type of place for the future
- Scale
- Location
- Planning Principles and Planning Concepts - including conceptual drawings depicting land use and circulation scenarios for the area

Through these workshops residents voiced their preference for a small, rural commercial center, providing the opportunity for additional services such as a service/gas station, a visitor center kiosk with public restrooms, "more" of a grocery store and a bank. Participants also preferred some village residential opportunities, not to exceed 2 dwelling units per acre in density.

The participants agreed to migrate commercial land use from Highway 94, and create an opportunity for a new main street west of Buckman Springs Road. Since a large land holding



Concept 3



Concept 4

under single ownership was located adjacent to the proposed village, additional commercial and higher density residential was proposed to facilitate the property owners working collectively. Furthermore, it would ensure a compact, rural village development, preserving the surrounding view shed and wetlands.

Four concepts were presented to the Subcommittee during the final three workshops. Concept 3 was originally favored by the group, but was constrained by wetlands. Since the subcommittee voted for the concept of migrating the village west of Buckman Springs Road, staff presented an alternative, Concept 4, which modified the commercial orientation outside of the wetland and along Buckman Springs Road. Although this concept did not pass a vote due to lack of quorum, the group participants voiced their preference for this concept.

The Subcommittee findings were presented to the Planning Group in January 2005, who voted to support Concept 4. It was determined that this concept offered the scale and character of place the residents could envision for the future. Concept 4 contains the following approximate acreages in each land use designation:

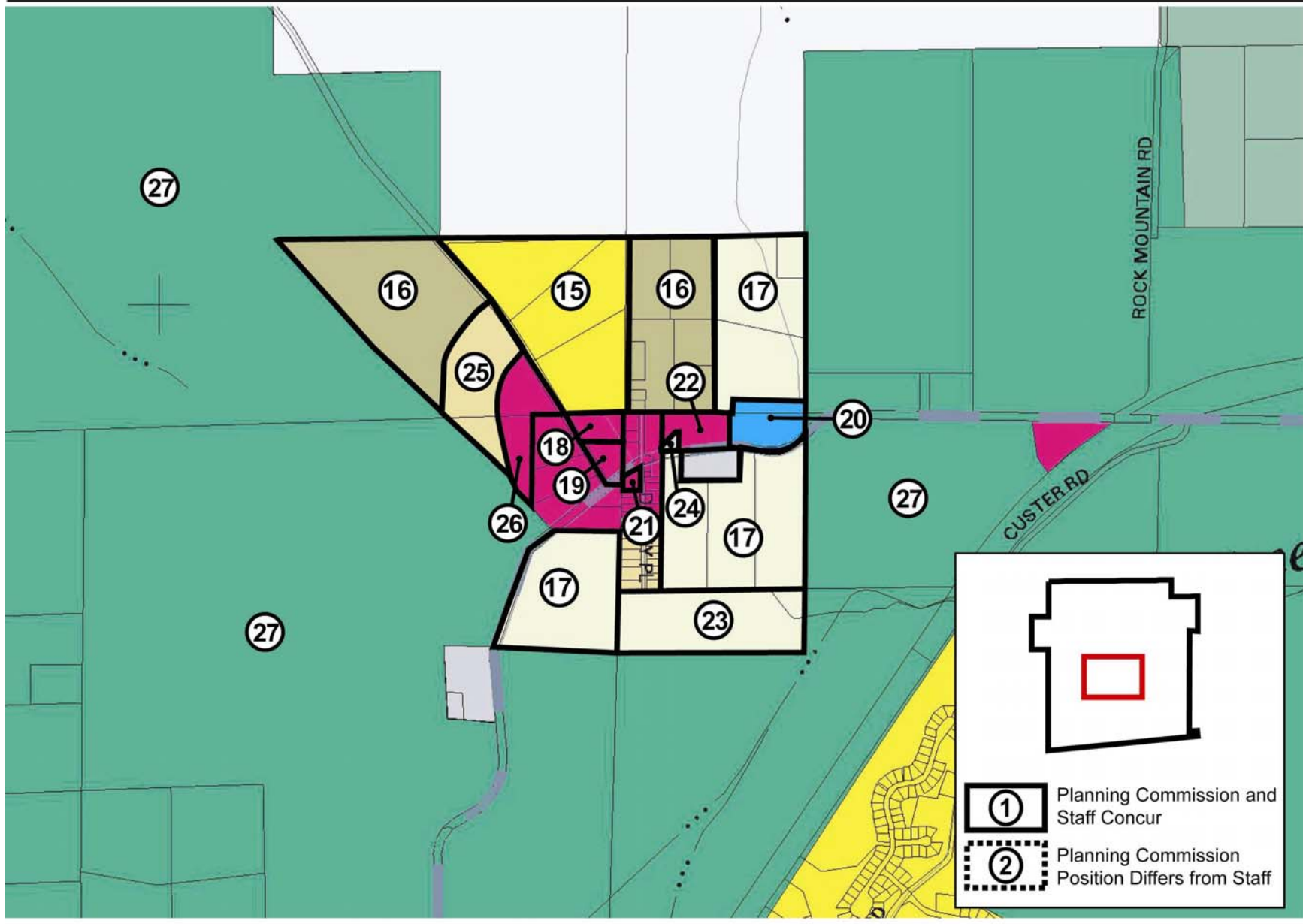
- 27 acres of Rural Commercial
- 11 acres of (VR-2), 2 du/acre
- 25 acres of (SR-1), 1 du/acre
- 25 acres of (SR-2), 1 du/2 acres
- 85 acres of (SR-4), 1 du/4 acres

The concept was supported by the Planning Group with the following modifications:

1. No more than 50 homes within the 1500' circle (shown)
2. Village residential density would not be located beyond the southern border of the Campo Reservation
3. Maintain existing amount and location of commercial designated lands, adding no more than 6 to 7 acres to enhance the commercial center

The information obtained at these workshops will be used to create future goals and policies for the rural commercial center. These will enhance the Community Character Statement and become a part of the new Community Plan text, as well as enable a future Town Center Ordinance and design guidelines as part of the process.

Campo/Lake Morena – Cameron Corners



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
15	<u>Staff</u> (SR-1) Semi-Rural Residential <u>Planning Commission</u> Concur with staff	(SR-1) Semi-Rural Residential	Commercial (Serio)	<i>Total Area:</i> 25.45 acres <i>Current Use:</i> Undeveloped <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> • Semi-rural residential compatible with village concept • Staff supports subcommittee and planning group recommendation • Transition from village is consistent with Community Development Model • Consistent with community developed planning principles
16	<u>Staff</u> (SR-2) Semi-Rural Residential <u>Planning Commission</u> Concur with staff	(SR-2) Semi-Rural Residential	No recommendation Submitted	<i>Total Area:</i> 20.17 acres <i>Current Use:</i> Undeveloped / Residential <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> • Semi-rural residential compatible with village concept • Staff supports subcommittee and planning group recommendation • Consistent with Community Development Model
17	<u>Staff</u> (SR-4) Semi-Rural Residential <u>Planning Commission</u> Concur with staff	(SR-4) Semi-Rural Residential	3.5-du/acre Zoning update (DeVorzon)	<i>Total Area:</i> Approx. 72 acres <i>Current Use:</i> Undeveloped / Residential <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> • Semi-rural residential compatible with village concept • Staff supports subcommittee and planning group recommendation • Consistent with Community Development Model • Transition to environmentally sensitive lands

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
18	<u>Staff</u> (C-4) Rural Commercial <u>Planning Commission</u> Concur with staff	(C-4) Rural Commercial	Retain existing zoning <i>or</i> (I-2) Medium Impact Industrial <i>or</i> (I-3) High Impact Industrial (Thing; Deirkop)	<i>Total Area:</i> 1.67 acres <i>Current Use:</i> Storage / Commercial <i>Existing GP:</i> (14) Service Commercial	<ul style="list-style-type: none"> • Town Center planning effort determined rural commercial uses would be more compatible with adjacent, proposed residential • Community desire for uses to migrate outside Town Center • Consistent with community character and community development model • Owner has alternate site available for use, within and outside community
19	<u>Staff</u> (C-4) Rural Commercial <u>Planning Commission</u> Concur with staff	(C-4) Rural Commercial	(C-4) Rural Commercial (Looney; Deirkop)	<i>Total Area:</i> 1.38 acres <i>Current Use:</i> Towing / Auto Storage <i>Existing GP:</i> (14) Service Commercial	<ul style="list-style-type: none"> • Town Center planning effort determined rural commercial uses would be more compatible with adjacent, proposed residential • Community desire for uses to migrate outside Town Center • Consistent with community character and community development model • Owner willing to move operation to alternate location

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
20	<p>Staff (I-2) Medium Impact Industrial</p> <p>Planning Commission Concur with staff</p>	(I-2) Medium Impact Industrial	(I-2) Medium Impact Industrial (Looney)	<p><i>Total Area:</i> 3.50 acres</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> • Owner willing to move existing operation to this location • Direct access to a main road (Hwy 94) • Located outside of core of commercial development in Cameron Corners • Outdoor heavy equipment and storage is primary use • Adjacent to low densities
21	<p>Staff (C-4) Rural Commercial</p> <p>Planning Commission Concur with staff</p>	(C-4) Rural Commercial	Retain Commercial Zoning (Hoolihan)	<p><i>Total Area:</i> 1.2 acres</p> <p><i>Current Use:</i> Residence / Ambulance Service</p> <p><i>Existing GP:</i> (13) General Commercial</p>	<ul style="list-style-type: none"> • Existing commercial designation, modify to Rural Commercial • Consistent with rural commercial use in backcountry • Consistent with community development model, location within the village core area
22	<p>Staff (C-4) Rural Commercial</p> <p>Planning Commission Concur with staff</p>	(C-4) Rural Commercial	(C-4) Rural Commercial (Parsons)	<p><i>Total Area:</i> 2.63 acres</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (13) General Commercial</p>	<ul style="list-style-type: none"> • Existing commercial designation, modify to Rural Commercial • Consistent with rural commercial use in backcountry • Consistent with community development model, location within the village core area

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
23	<p>Staff (SR-4) Semi-Rural Residential Defer request to zoning update</p> <p>Planning Commission Concur with staff</p>	Defer request to zoning update	Zoning to allow existing uses and future expansion (Johnson)	<p><i>Total Area:</i> Approx. 12 acres</p> <p><i>Current Use:</i> Residence/ Agricultural</p> <p><i>Existing GP:</i> (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> Will review during the zoning update
24	<p>Staff (PF) Public/Semi-Public Facilities</p> <p>Planning Commission Concur with staff</p>	(PF) Public/Semi-Public Facilities	No recommendation Submitted	<p><i>Total Area:</i> Less than 0.5 acre</p> <p><i>Current Use:</i> Public Facility/Pacific Bell</p> <p><i>Existing GP:</i> (13) General Commercial</p>	<ul style="list-style-type: none"> Recognizes existing use Consistent with public uses throughout the County
25	<p>Staff (VR-2) Village Residential</p> <p>Planning Commission Concur with staff</p>	(VR-2) Village Residential	(C-4) Rural Commercial (DeVorzon)	<p><i>Total Area:</i> 11 acres</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> Residential designation compatible with village concept Consistent with Community Development Model, adjacent to commercial land Staff supports subcommittee and planning group recommendation Consistent with community developed planning principles

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
26	<p><u>Staff</u> (C-4) Rural Commercial</p> <p><u>Planning Commission</u> Concur with staff</p>	(C-4) Rural Commercial	29 acres of (C-4) Rural Commercial (DeVorzon)	<p><i>Total Area:</i> 6.5 acres</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> • Additional requested amount of commercial exceeds demand • Rural commercial compatible with village concept • Staff supports subcommittee and planning group recommendation • Consistent with Community Development Model • Consistent with community developed planning principles
27	<p><u>Staff</u> (RL-40) Rural Lands</p> <p><u>Planning Commission</u> Concur with staff</p>	(RL-40) Rural Lands	Village Residential (various densities) (DeVorzon)	<p><i>Total Area:</i> Approx. 300 acres</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> • Staff supports subcommittee and planning group recommendation • Consistent with Community Development Model • Consistent with community developed planning principles • Rural designation applied to environmentally sensitive lands (wetlands)